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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 14-0035CA; 121 North Willard Street
Date: July 23, 2013

File: ZP 14-0035CA
Location: 121 North Willard Street
Zone: RM **Ward**: 2
Parking District: Neighborhood
Date application accepted: July 8, 2013
Applicant/ Owner: Josh Typrowizc-Cohen

Request: Convert 2nd floor of existing carriage barn into a one bedroom apartment; increasing the number of residential units on the site from one to two.

Background:

- Non-applicability of Zoning Permit Requirements; repairs to porch, replace beam. NO change to design or materials. September 2010.
- Zoning permit 80-830; 6' high stockade fence, approved April 1980.
- Zoning permit; 6' x 70' stockade fence, approved 1978.

Overview: The owner wishes to add a residential unit to an existing carriage barn. This will be reviewed as a minor Planned Unit Development by the Development Review Board.

PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.

PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

No change.

(b) Topographical Alterations:

No change

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

The applicant has proposed 2 sky lights in the hipped roof, to bring light into a proposed bathroom and kitchen.

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

A new entry door on the north elevation is vulnerable to snow slide from the roof. A small canopy or overhang is recommended for the comfort of the residents.

A location for snow storage should be identified, to assure the new walkway will not be impacted.

(h) Building Location and Orientation:

Carriage building is existing. Not applicable.

(i) Vehicular Access:

No change.

(j) Pedestrian Access:

The applicant proposes removing a 2' x 36' walkway that runs along the existing driveway, and installing a new walkway (3' x 26') to access the new pedestrian door to the carriage barn. There is a slight increase in the amount of coverage (and the site is already substantially over coverage limitations for the zoning district), so an adjustment will have to be made in this area to diminish the amount of coverage to existing amount.

(k) Accessibility for the Handicapped:

Not required, but encouraged.

(l) Parking and Circulation:

This is a neighborhood parking district; therefore 2 parking spaces are required for each residential unit. 2 units = 4 parking spaces. Two are proposed for the ground floor of the carriage barn, 2 are proposed for the driveway/parking area. Although the right-hand side driveway space is tightly confined (19' in length), it would be possible to maneuver a compact car into that proposed space. As proposed, with the identified parking spot for a compact car only, the provided parking will meet the parking requirement for the neighborhood parking district for 2 units.

(m) Landscaping and Fences:

None proposed.

(n) Public Plazas and Open Space:

There are no public plazas or identified public open space. There remains a side yard which could be enjoyed by occupants of either residential unit.

(o)Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

No lighting is defined. The applicant shall provide a lighting spec sheet for any fixture to be installed as part of this project.

(p) Integrate infrastructure into the design:

Building elevations do not detail the location of meters, mailboxes, utility connections, or any HVAC equipment. All must be noted on elevations and/or site plans, as appropriate.

Utility services must be undergrounded, if new installation.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

No change to existing.

2. Roofs and Rooflines.

Other than installation of skylights, the hip roof is proposed to be retained.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

A pedestrian door is proposed on the side of the carriage barn; but this is not the "principle" building on site, so a primary (front) entrance door would be preferred, but not required.

As the residential unit is proposed for the second floor, the unit would not be handicap accessible; however the doorway may be installed to meet "visibility" standards.

A canopy over the doorway is encouraged to shelter residents from inclement weather.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal.

This is an existing carriage barn now proposed for mixed (garage and residential) use. There is a character about the building that is worthy of recognition; part of which is related to the window openings. See Section 5.4.8 for greater discussion.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

It does not appear from the submitted site plan that the building enjoys a minimal 5' setback from either the south or west property lines. The west elevation (as proposed) includes new windows at both levels; on the south elevation, skylights are included. Depending upon the specific distance to the property line, windows there may not be permitted. This building code issue should be reviewed by the building inspector for acceptability.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8, below.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Although the existing carriage barn sits behind the principle structure, it is still visible from the street and retains a distinctive character of its own. The garage doors are proposed to remain, but the upper floor is scheduled for alteration to facilitate installation of a new residential unit. The arrangement of windows, and details around window and door openings are character defining features of the historic barn. While insertion of a new unit would certainly provide a benefit of additional housing, every effort should be made to retain those characteristics that singularly belong to the barn. See Section 5.4.8 for further discussion.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

It is assumed, and should be assured, that existing sheathing and trim will be matched in the new development. Windows are proposed to be Wood ultrex by Marvin, with no divided lights. Roofing material has not been specified.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

No signage is proposed. Not applicable.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties.

Ground floor plans define "mechanicals", but no venting is illustrated. Further information should be provided, to assure no auditory and/or visual impact on neighboring properties.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

No rooftop mechanicals are proposed.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

If any HVAC equipment is proposed for installation, materials should be submitted for review.

(i) Make spaces secure and safe:

All development shall be required to meet appropriate ingress and egress standards as defined by Burlington's building inspector and fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

121 North Willard Street, including the carriage barn, is listed on the **Vermont State Register of Historic Places**. See attached information sheet.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

   The original garage use is proposed to be continued; however 2nd story storage space will be converted to residential use. While the "shell" is proposed to remain intact, window design and arrangement threatens to alter the character of the building.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   Understandably new windows are proposed for installation; some of which are substantially larger or of a different pattern than existing. It is worthwhile to explore opportunities to retain characteristic building openings and to find methods to use those openings for new window sash. The large "loading bay" and projecting block and tackle beam should be retained, but with window infill. These efforts are particularly important on the front (east) elevation, which can be seen from the street, as they clearly identify the original use of the structure.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

   Other than oversized windows, no conjectural features are proposed.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

   No changes identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

   The existing novelty siding is significant for the time period in which the building was constructed. Its retention is recommended. Additionally, the paired garage doors should be repaired, retained and assured for operatability.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

   The garage doors should be paired and re-installed to insure their continued use.

   While some alteration may be anticipated on side and rear elevations, the primary (east) elevation should be repsected with window installation that more clearly respects the existing configuration. Cornice line trim should be retained as well.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

   None proposed. The roof structure shall be framed to support the new skylights, which are not likely to be seen from the street.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

   No additional site work is proposed; however if any archaeological resources are identified, the city and state shall be notified for identification and arrangement for appropriate archiving.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

   The opportunity to add an additional residential unit is a community wide positive action; however a dual obligation is for the protection and preservation of Burlington's historic resources. It is possible to retain the existing window/loft openings on the primary (east) elevation, with new window infill within those spaces. Window openings on secondary elevations may have greater flexibility in alteration. Such an effort will provide valuable, and tangile evidence of Burlington's past, while adapting to a new use; both value added community efforts.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

    If the building openings are largely intact, the conversion of the upper floor to a new residential unit will minimally alter the building, and be considered reversible.

Conditions for consideration:

1. It is highly recommended, to retain the character of the historic carriage barn, that the principle openings on the east elevation (front) remain as existing. New window infill may occur within those openings. Windows on secondary facades may be altered with greater flexibility, and with the approval of the building inspector. Window replacement or new installation along the south and west facades of the carriage barn shall be reviewed by the building inspector for appropriateness of distance and conformance to building code.
2. The block and tackle beam is recommended for retention above the loft opening.
3. Roofing material shall be defined.
4. The pedestrian access door is recommended to be moved toward the front of the building, perhaps in place of an existing 2/2 window. This would minimize the amount of additional walkway required and thus reduce coverage, would provide greater shelter to the residents upon arriving home (less outside walking), and provide greater convenience to the residents with closer proximity to the parking area. Additionally, the inner garage area would provide space for hanging coats, storing boots, and other weather-related apparel as no coat closet is designed near the apartment entry.
5. Lighting spec sheets for any fixtures proposed for this development shall be provided to staff for review and approval. An entryway light is highly recommended.
6. As proposed, lot coverage increases slightly and is considerably in excess of allowable limits for the RM zoning district. Modifications shall be made to diminish lot coverage to the pre-existing amount.
7. The location of meters, mailboxes, utility connections, cable boxes, and any HVAC equipment need to be noted on elevations and/or site plan, as appropriate.
8. The paired, paneled garage doors shall be repaired and re-installed to assure continued operability.
9. Sheathing shall match existing.
10. The location for trash/recycling shall be defined. Any new recepticles/dumpsters will need to be screened from public view. The method of screening shall be submitted for review and approval.
11. The applicant shall be required to provide proof of water and sewer capacity from the City Engineer.
12. A state wasterwater permit is likely to be required, and is the obligation of the applicant/owner to secure.
13. Standard permit conditions 1-18.

121 N. WILLARD

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N

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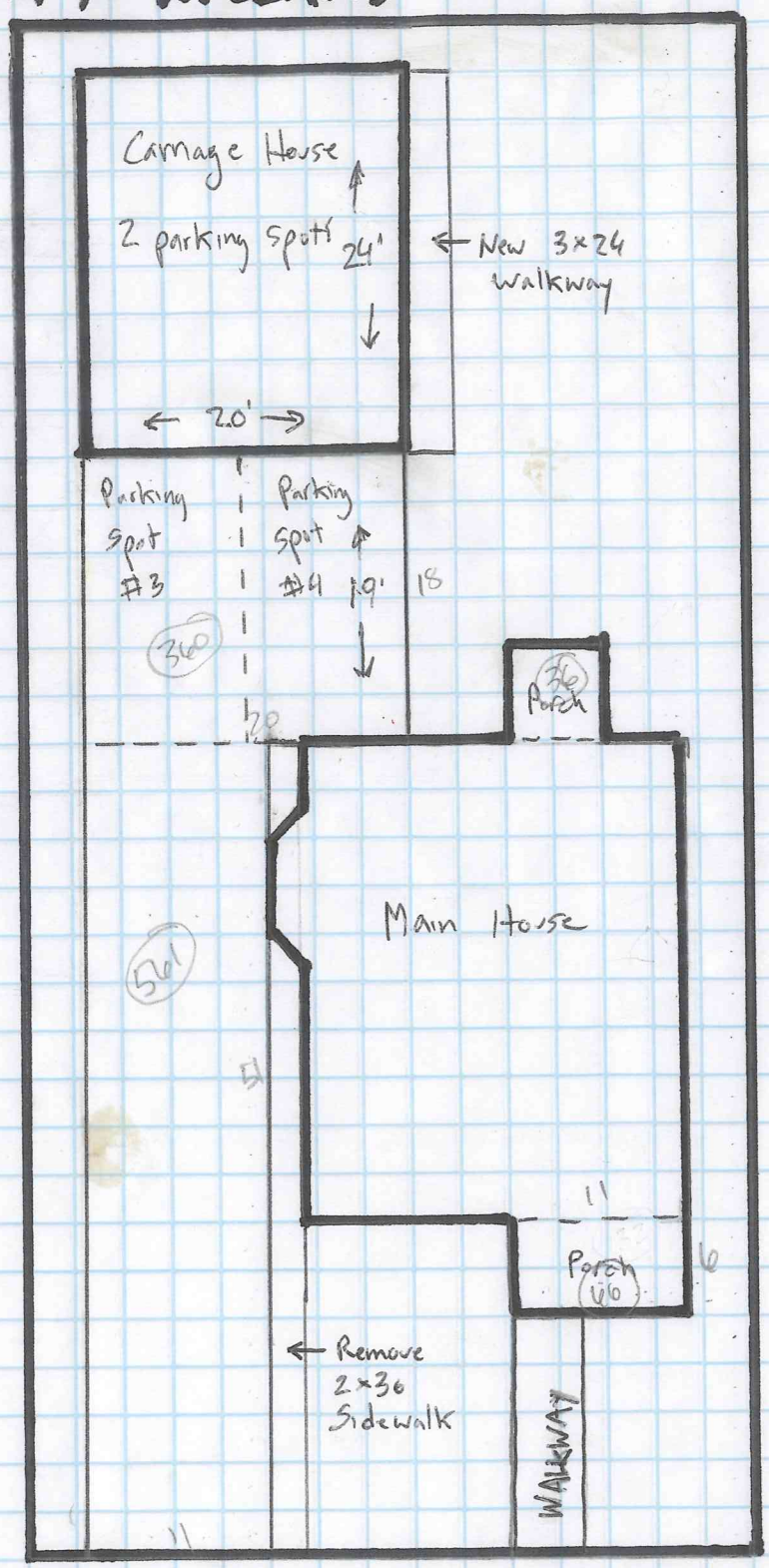

Existing Lot Coverage

Walkway	28 sq ft
Carriage House	480 sq ft
Driveway/Sidewalk	919 sq ft
Main House	750 sq ft
	2177 sq ft

Total Lot 3645 sq ft

Lot Coverage 60%

Scale → 1 sq = 3 ft

All lot coverage pre-existing

New Lot Coverage

Walkway	28 sq ft
Carriage House	480 sq ft
Driveway	847 sq ft
Main house	750 sq ft
New Walkway	72 sq ft
	2177 sq ft

New lot coverage 60%

RECEIVED
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DEPARTMENT OF PLANNING & ZONING

OF VERMONT
on for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER: 121 N. Willard St.

NEGATIVE FILE NUMBER: 78-A-118

UTM REFERENCES: Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME: Bert Rogers

COUNTY: Chittenden
TOWN: Burlington
LOCATION: N. Willard St.

COMMON NAME:

FUNCTIONAL TYPE: residence
OWNER: Arthur G. Goodhue Jr.
ADDRESS: 121 N. Willard St. Burlington, Vt.

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ■ Restricted ☐

LEVEL OF SIGNIFICANCE:
Local ■ State ☐ National ☐

PRESENT USE: residence
ORIGINAL USE: residence
ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR: J. R. Booth or Joseph Morgan

PHYSICAL CONDITION OF STRUCTURE:
Excellent ■ Good ☐
Fair ☐ Poor ☐

STYLE: Queen Anne
DATE BUILT: c. 1900

GENERAL DESCRIPTION:
Structural System
1. Foundation: Stone ■ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
   a. Wood Frame: Post & Beam ☐ Balloon ■
   b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
   c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ■ Board & Batten ☐ Wood Shingle ■ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐
   Bonding Pattern: Other:
4. Roof Structure
   a. Truss: Wood ■ Iron ☐ Steel ☐ Concrete ☐
   b. Other:
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ■ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ■ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ■ Sheds ☐ Ells ☐ Wings ☐ Bay Window ☐ Other: oriel

Roof Style: Gable ■ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2 1/2
Number of Bays: 3 x 3
Entrance Location: center
Approximate Dimensions:

THREAT TO STRUCTURE:
No Threat ■ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:
Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Squarish block with polygonal gabled bay window on south elevation; hipped 3 part 2nd story oriel on northeast corner.
Fenestration - 3 x 3; 1/1 sash; plain enframement.
Entrance - 1 x 1, one story entrance c. 1912 porch with turned posts, simple balustrade; Queen Anne glass and panelled door; recessed second story window (with balustrade) above entry.
Cornice - Boxed, pedimented facade gable; flared eaves at stringcourse level.
Clapboard first story, shingles on second story and gables.

RELATED STRUCTURES: (Describe)

Garage is the same style as the house; 7 1/2 story, hipped roof with 2/2 wood sash windows.

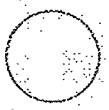
STATEMENT OF SIGNIFICANCE:

This Queen Anne house is in excellent condition and is a good example of a middle class residence as well as being an integral unit to the cohesiveness of the streetscape. It was built for Bert Rogers, a dealer in sewing machines and bicycles.

REFERENCES:

Burlington City Directories, Sanborn Insurance Maps, Plot Plan v. 34, p. 564, Earl Bonnette, neighbor.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:
Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ■
Densely Built Up ☐
Residential ■ Commercial ■
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:
Gloria Scott

ORGANIZATION:
VT. Div. for Historic Preservation

DATE RECORDED:
June 28, 1978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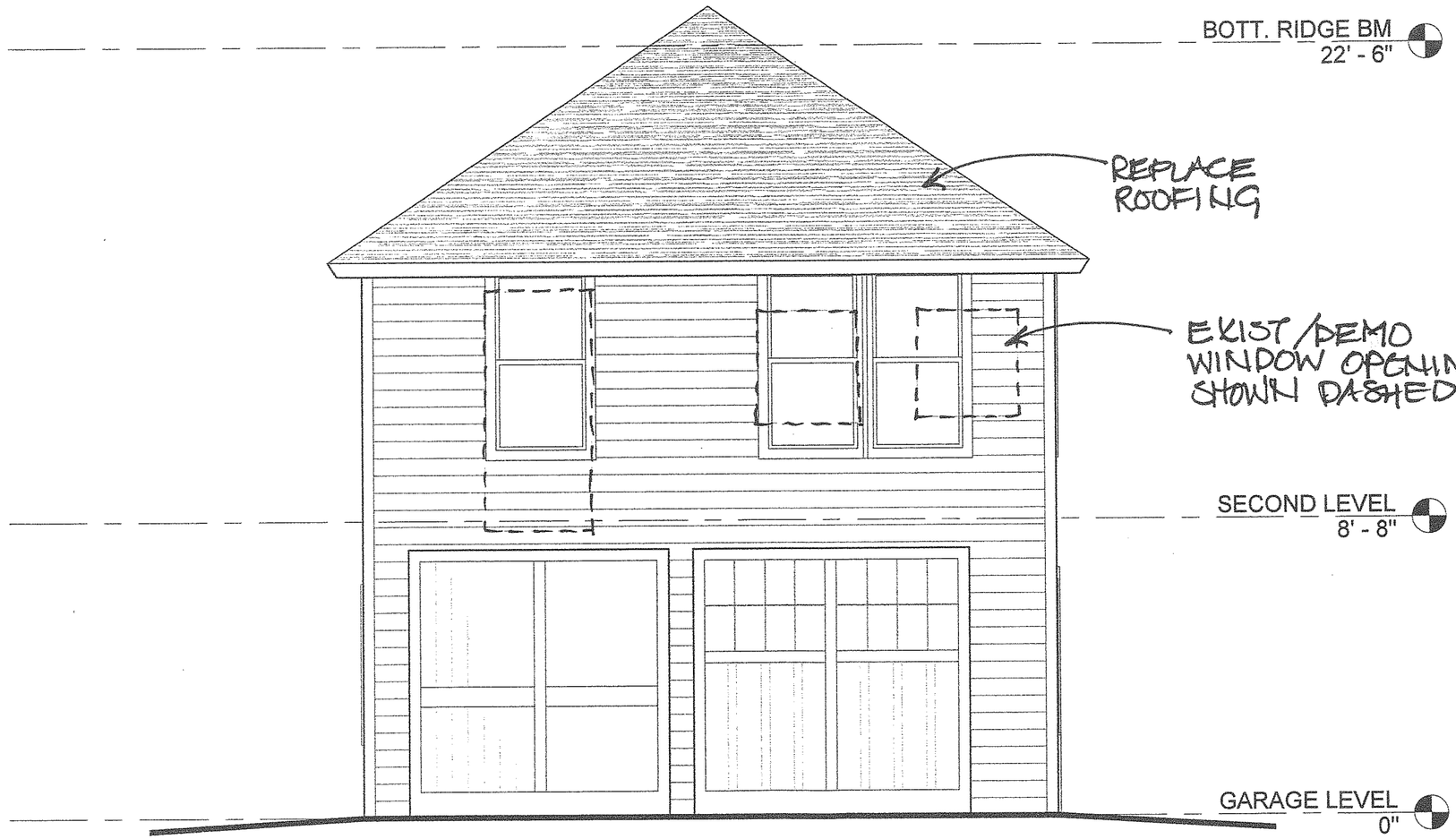

1 EAST ELEVATION
1/4" = 1'-0"

121 NORTH WILLARD STREET
BURLINGTON, VT

ELEVATION

1/4" = 1'-0"

June 26, 2013

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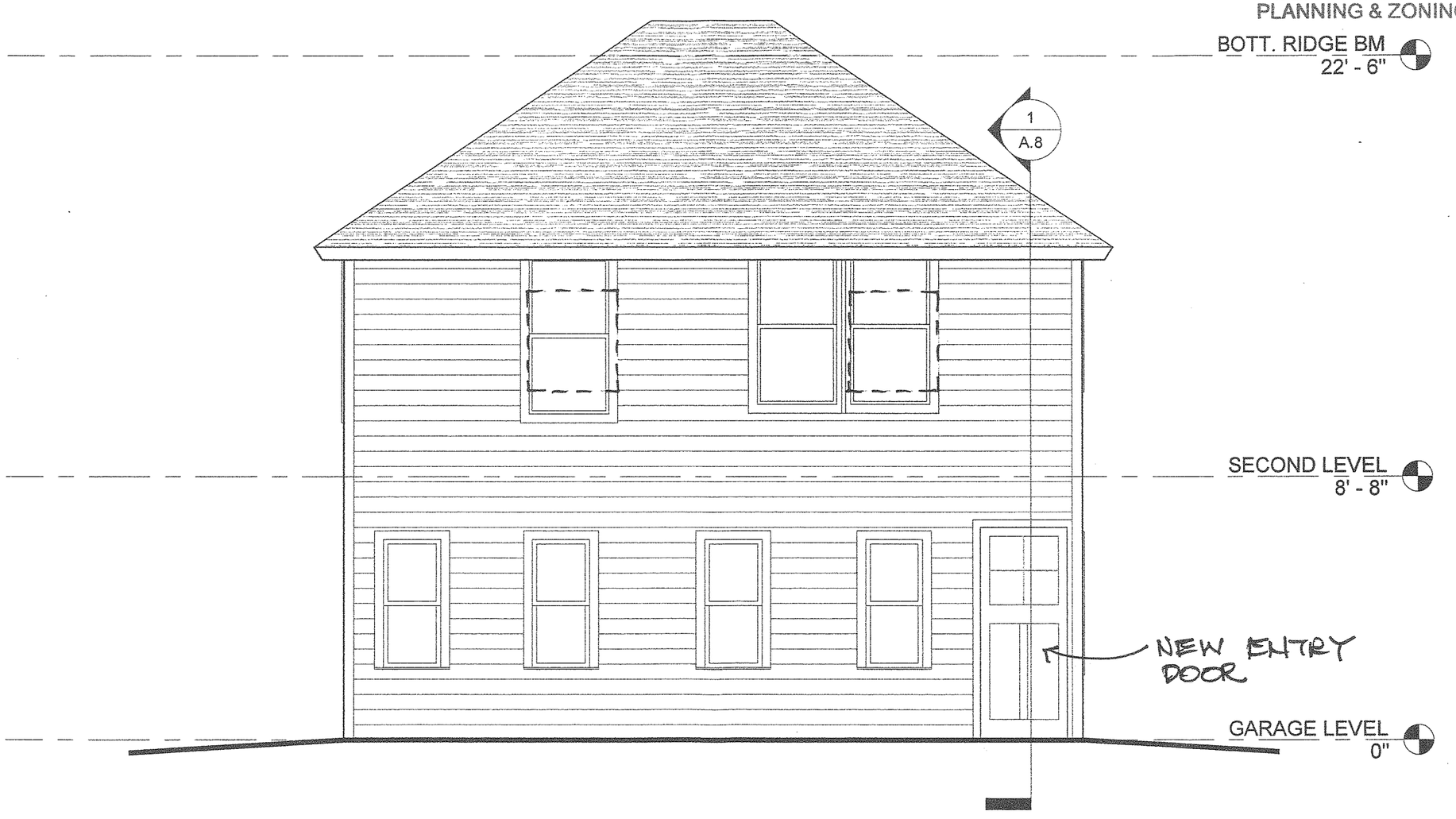

1 NORTH ELEVATION
1/4" = 1'-0"

121 NORTH WILLARD STREET
BURLINGTON, VT

ELEVATION
1/4" = 1'-0"

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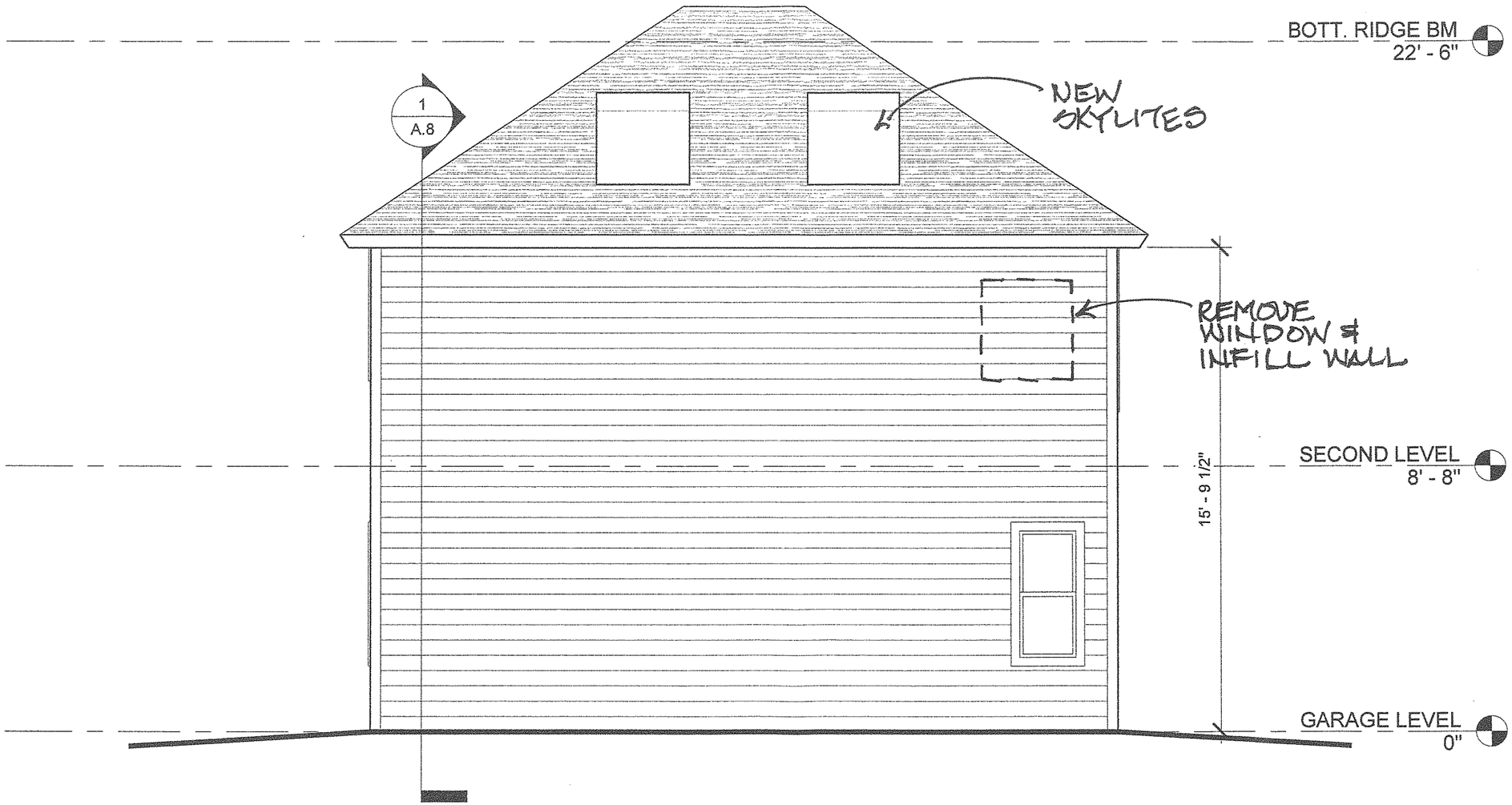

1 SOUTH ELEVATION
1/4" = 1'-0"

121 NORTH WILLARD STREET
BURLINGTON, VT

ELEVATION
1/4" = 1'-0"

June 26, 2013

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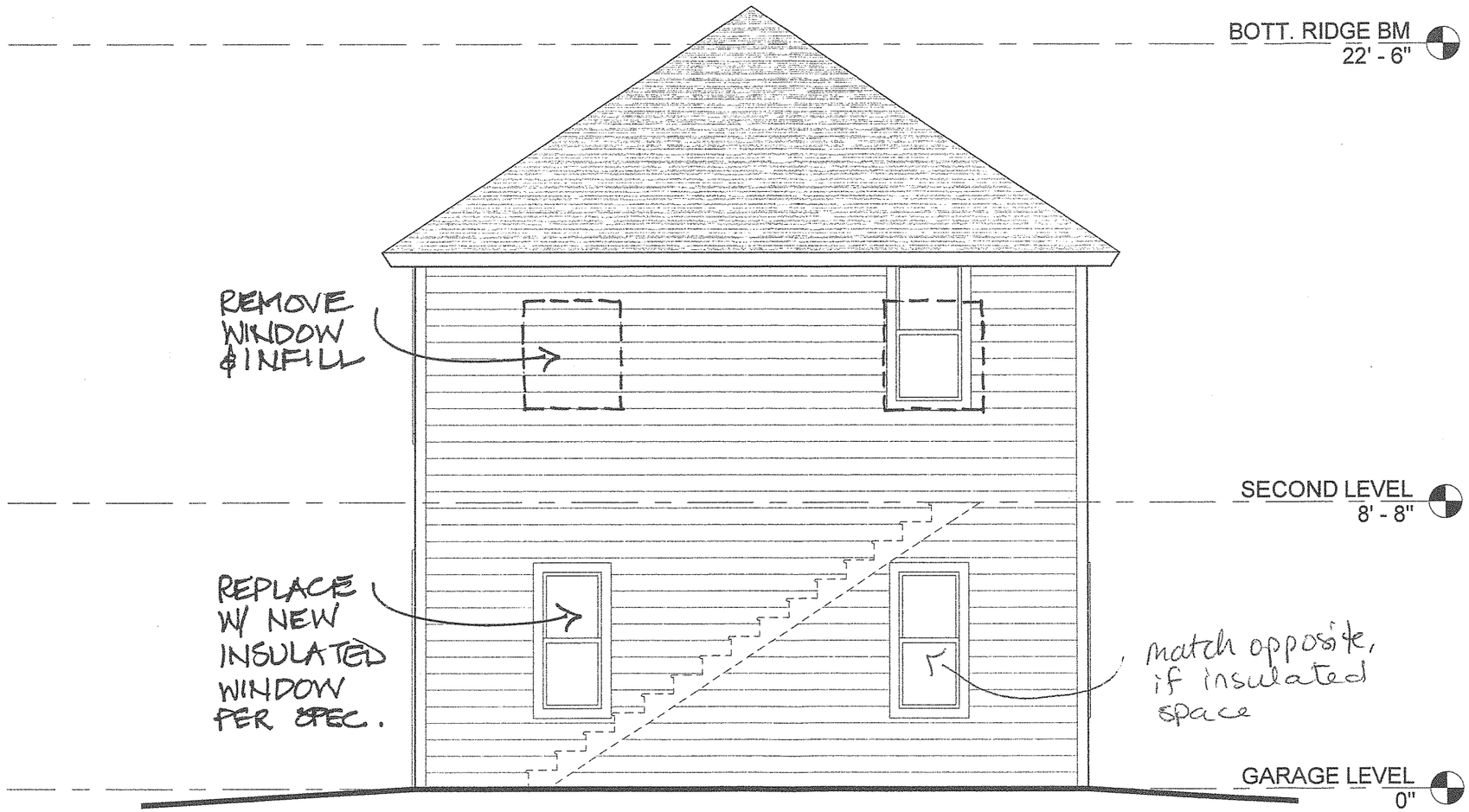

1 WEST ELEVATION
1/4" = 1'-0"

121 NORTH WILLARD STREET
BURLINGTON, VT

ELEVATION
1/4" = 1'-0"

June 26, 2013

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1
A.8

A.5
1
NORTH
ELEVATION

4' - 4"
2' - 10"

3' - 0"

ENTRY
UP

REPLACE WINDOW

1' - 2 1/2"

6' - 6"

PARKING

MECH. EQUIP.

4' - 7 1/2"

PARKING

REMOVE TENSION RODS & REPLACE W/ STRUCTURE PER ENGINEER.

EAST
1 ELEVATION
A.4

A.7 1 WEST ELEVATION

SOUTH
1 ELEVATION
A.6

1 A1 GARAGE FLOOR
1/4" = 1'-0"

121 NORTH WILLARD STREET
BURLINGTON, VT

PLAN
1/4" = 1'-0"

June 26, 2013

A.1

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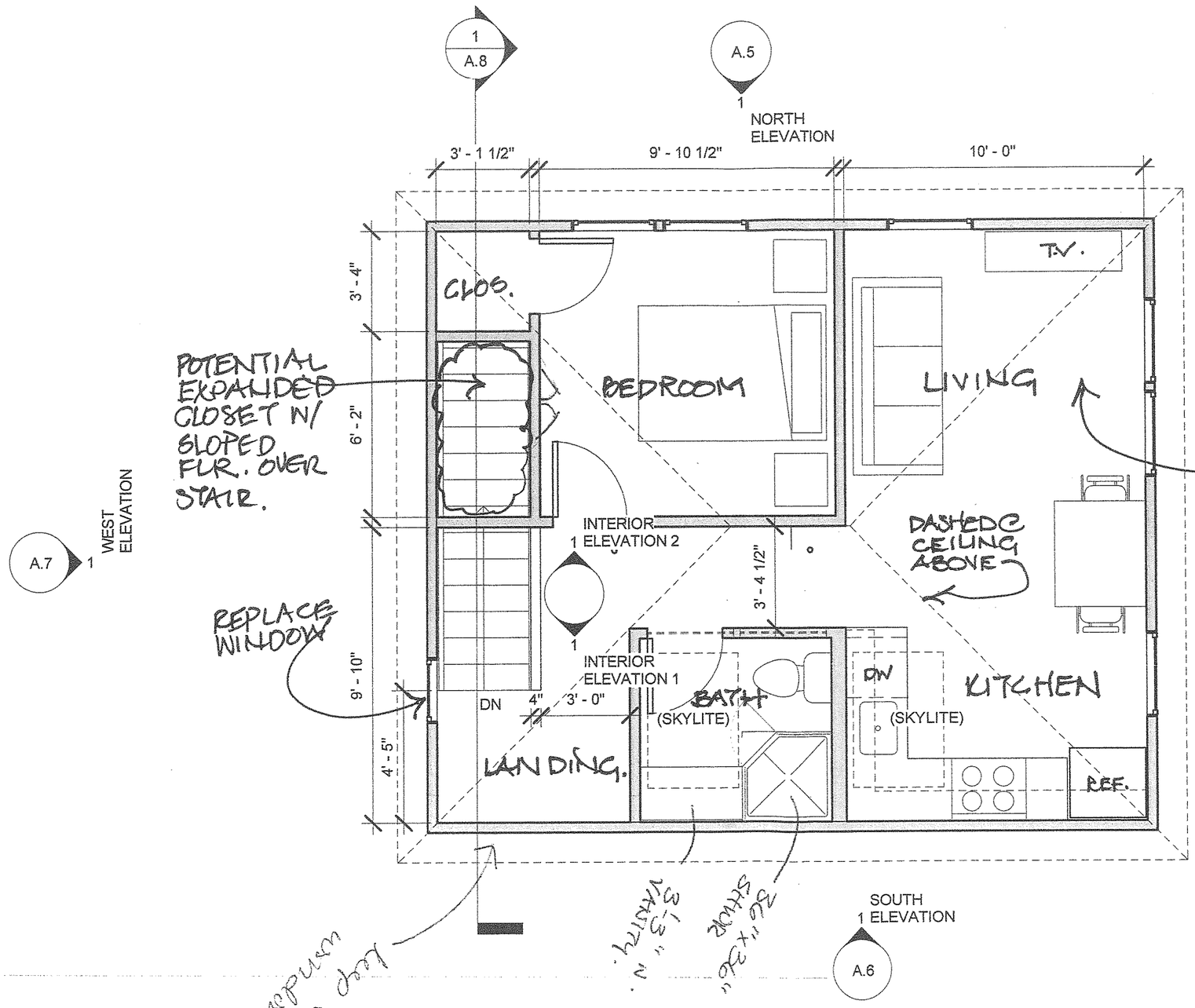

1 A2 SECOND FLOOR
1/4" = 1'-0"

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121 NORTH WILLARD STREET
BURLINGTON, VT

PLAN
1/4" = 1'-0"

June 26, 2013

A.2

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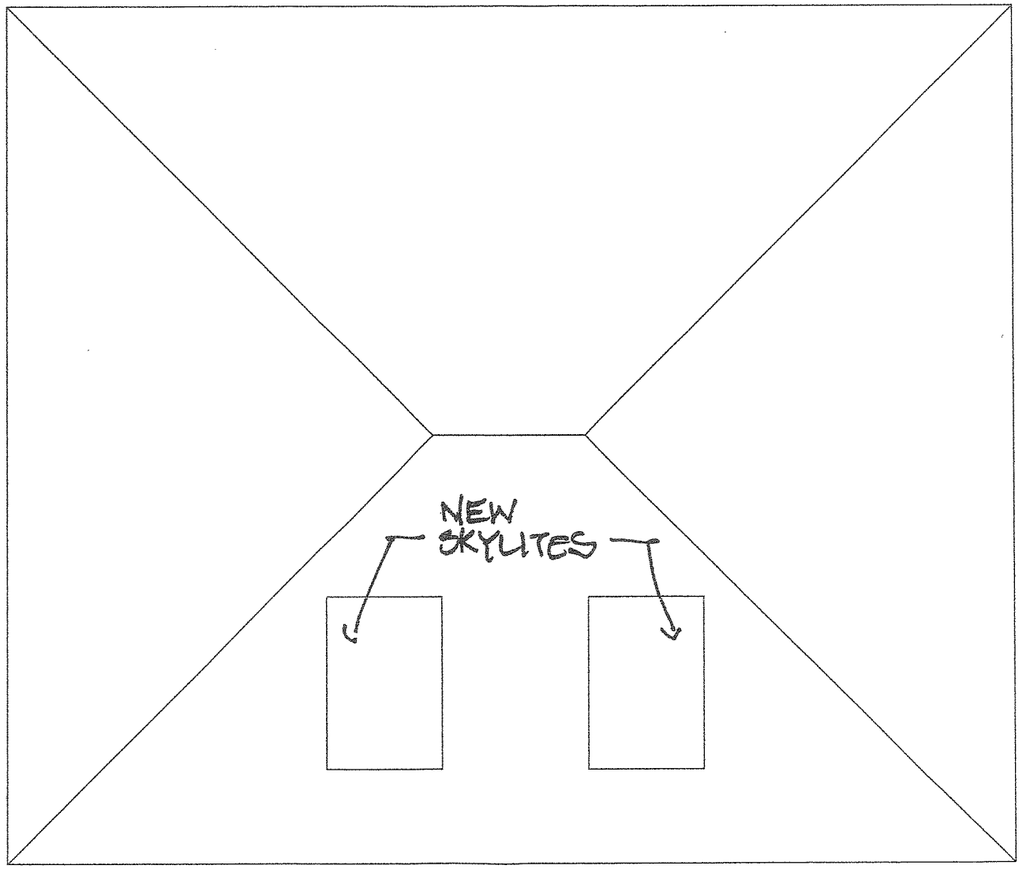
A.5
1
NORTH
ELEVATION



EAST
1 ELEVATION
A.4

WEST
ELEVATION
A.7 1

SOUTH
1 ELEVATION
A.6

1 A3 ROOF PLAN
1/4" = 1'-0"

121 NORTH WILLARD STREET
BURLINGTON, VT

ROOF

1/4" = 1'-0"

June 26, 2013

A.3

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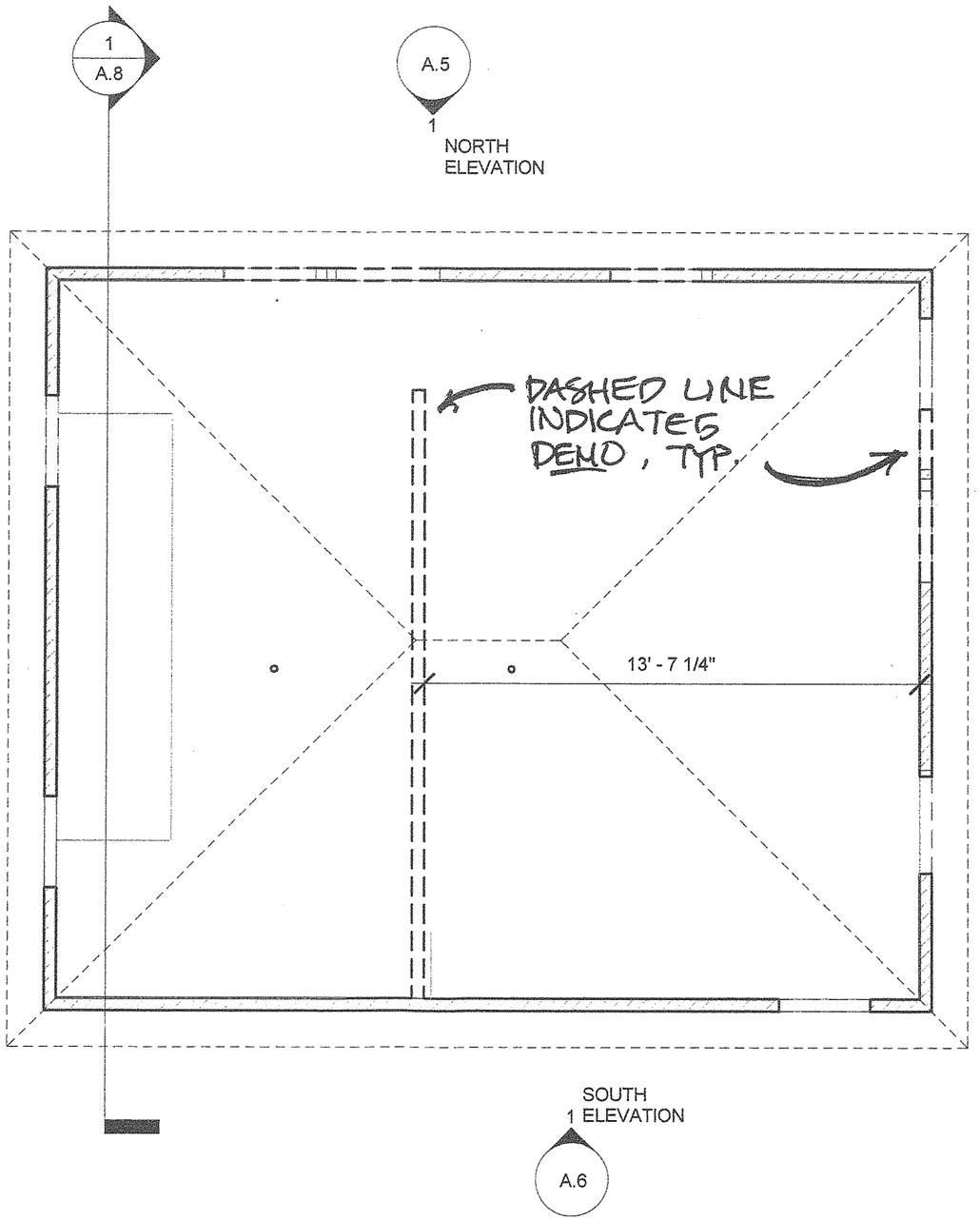

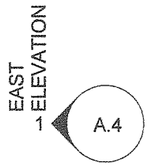

1 D1 DEMO SECOND FLOOR
1/4" = 1'-0"

121 NORTH WILLARD STREET
BURLINGTON, VT

DEMO
PLAN
1/4" = 1'-0"

June 26, 2013

D.2

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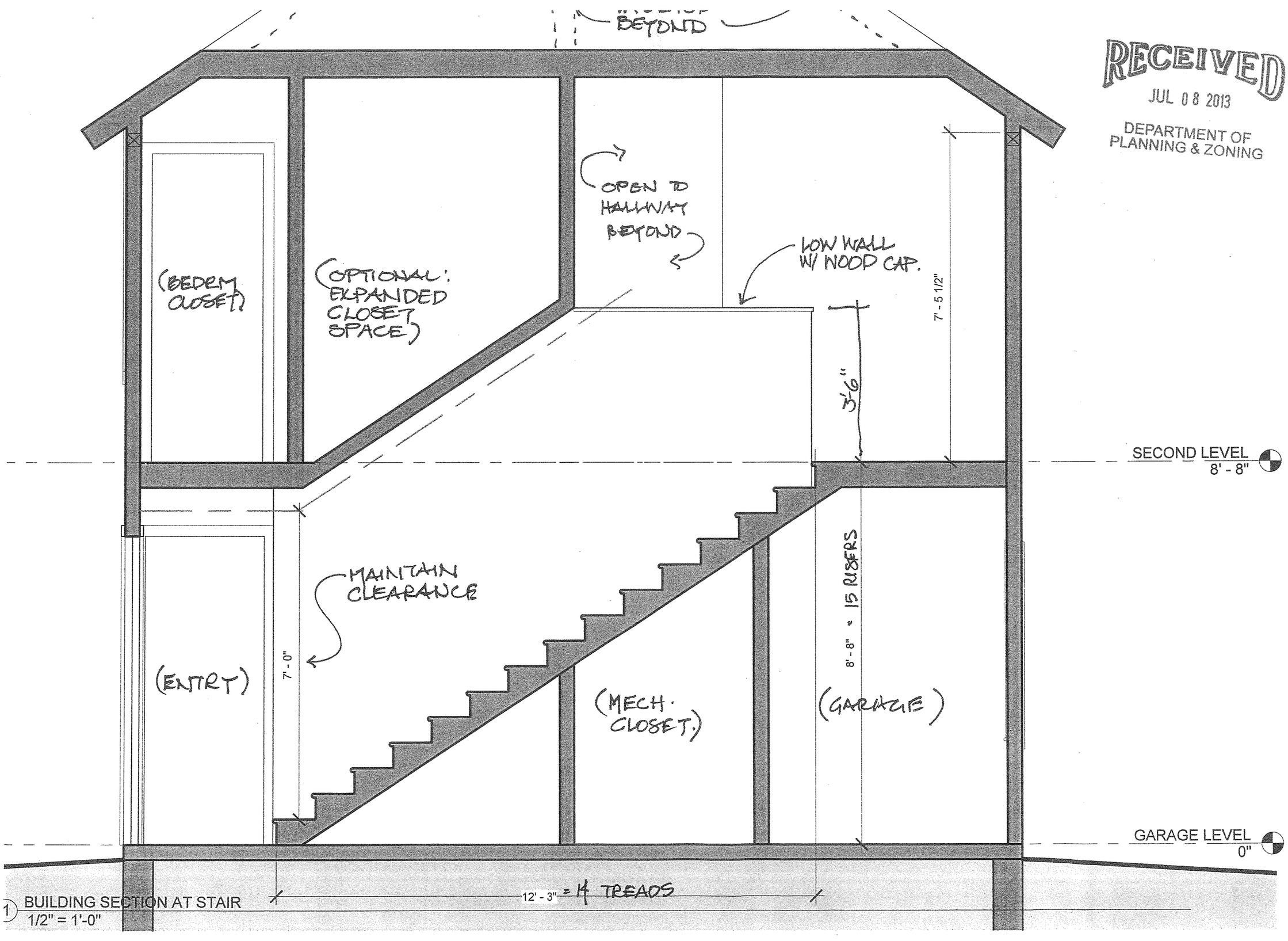

1 BUILDING SECTION AT STAIR
1/2" = 1'-0"

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BUILDING SECTION
1/2" = 1'-0"

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A.8

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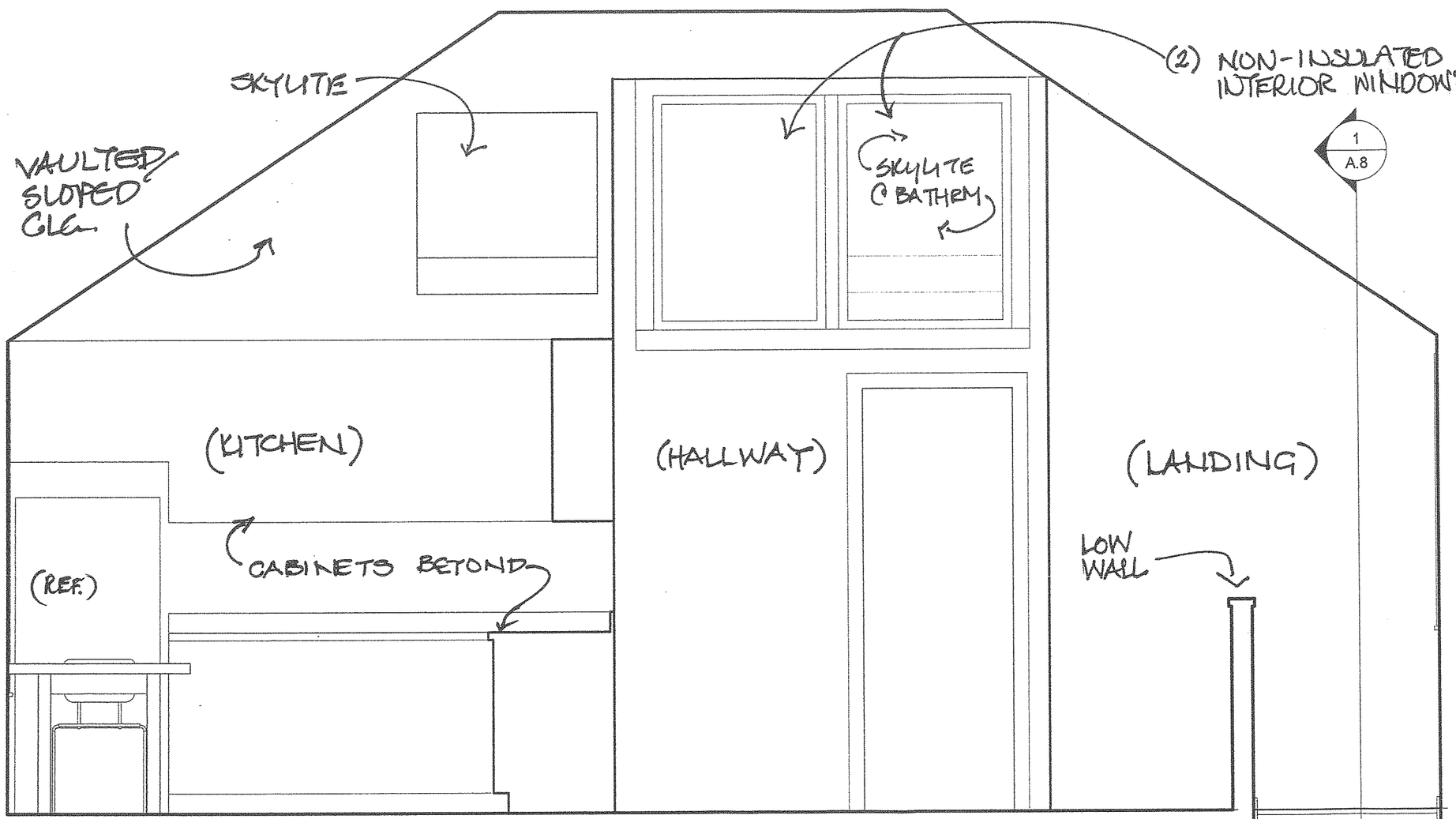
BOTT. RIDGE BM
22' - 6"



SECOND LEVEL
8' - 8"

1 INTERIOR ELEVATION 1
1/2" = 1'-0"

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INT. ELEV.
1/2" = 1'-0"

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1 INTERIOR ELEVATION 2
1/2" = 1'-0"

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INT. ELEV.

1/2" = 1'-0"

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A.10

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